

PRELIMINARY

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LAKESIDE LAND USE DESIGNATIONS

APPROVED BY COORDINATING COMMITTEE ON 4-3-73

RESIDENTIALL Lakeside Coordinating Committee
Land Utiliz. Lakeside
Zoning

Small Farm Estates (Maximum of 1 dwelling unit per 2 gross acres) Areas where soils are generally suitable for agricultural crop production.

Development should be limited to single-family detached houses on a minimum building site of 2 acres, however larger parcel sizes may be desired in certain areas. This category would permit a limited number of poultry and small animals plus a limited number of bovine animals, except that with increased parcel sizes slightly more bovine animals may be kept per acre. Horses for personal use are compatible in this category.

Rural Residential (Maximum of 1 dwelling unit per gross acre) Single-family detached houses on a minimum building site of 1 acre, however larger parcel sizes may be desired in certain areas due to steep slopes and individual septic tank requirements. This category would permit a limited number of poultry and small animals plus a limited number of bovine animals, except that with increased parcel sizes, slightly more bovine animals may be kept per acre. Horses for personal use are considered compatible. This category does not have a potential for major commercial agriculture.

Low PRD (Up to 3 dwelling units per gross acre) This category is designed specifically for "Planned Residential Developments." The areas designated Low PRD would permit townhouses, cluster housing, garden apartments, as well as single-family detached houses on small lots as long as compensating useable open space is provided that will maintain a maximum overall density of 3 units per gross acre. This classification will require the developer to make suitable provision for preservation of watercourses, wooded areas,

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rough terrain and other natural features, and to relate such natural features to their surroundings in a manner that precludes severe grading.

Low (Up to 3 dwelling units per gross acre) Limited to single-family detached houses. This category provides for the development of low density subdivisions up to 3 dwelling units per gross acre.

Low Medium (Up to 5 dwelling units per gross acre) Limited to single-family detached houses. This category provides for the development of the traditional small lot subdivision (i.e., 6,000 - 7,500 square feet) of single-family detached houses.

Medium (Up to 8 dwelling units per gross acre) This category provides for single-family detached houses and duplexes with an overall density of up to 8 dwelling units per gross acre.

Medium PRD (Up to 8 dwelling units per gross acre) This designation is similar to "Low PRD" except that the allowed density is increased from 3 units per gross acre to 8 dwelling units per gross acre. It is intended to allow this category in areas where amenities and service facilities can be economically provided. Shopping, major street access, and availability of sewer and water are prime considerations. Height is limited to two stories.

High (Up to 20 dwelling units per gross acre) This category provides for single-family detached houses, duplexes, triplexes, fourplexes, row houses, and garden apartments up to a maximum of 20 dwelling units per gross acre. This is the apartment house density and provides for one or two story apartment houses. This designation is logically located near areas with direct access to major streets and other necessary public facilities.

M (Mobilehome Parks) (Up to 8 dwelling units per gross acre) This is an overlay category which may be added to the Low Medium or Medium residential categories and is intended to indicate areas upon which mobilehome parks could be located without conflicting with the goals of the community. When added to the low-medium or medium residential designations, the maximum number of dwelling units of the underlying designation should not be exceeded.

COMMERCIAL

There are some types of commercial or quasi-commercial uses that normally will not locate in the commercial designations described below. Examples are rest homes, small convalescent hospitals, child care centers, professional offices, medical laboratories, beauty shops, photographer's studios, and other small businesses generally compatible with residential uses. It is not intended that specific locations for the aforementioned uses be designated in the Lakeside Plan, each use should be considered on its own merits. All such uses should have frontage on a collector street as designated on the Plan and should be on a parcel of no more than 5 acres. If a particular use meets these basic requirements and in no way

conflicts with overall community goals, it could be determined to be compatible and allowed to locate on a specifically approved site. In all cases, such uses should be properly screened with appropriate walls, fences and landscaping to protect adjacent properties.

Neighborhood Commercial Areas designated in this category provide for markets, drug stores, and personal service facilities which are customarily located within short distances of the residential areas that they serve. A total of from 5 to 10 acres would best implement this concept. Neighborhood convenience centers allowed in this category should be within enclosed buildings and be visually attractive with landscaping, adequate off-street parking and underground utilities. All signs should be regulated as to location and size.

Community Commercial This category provides for the shopping and commercial service needs of the entire community and all areas designated community commercial should be located on major streets. The community commercial facilities should be concentrated at strategic locations in the community and should be visually attractive and contribute to the rural character of the community. Most uses should be within enclosed buildings with all signs being regulated as to location and size.

INDUSTRY

Light Industry This category provides for light industrial uses and heavy commercial uses outside those areas specifically designed for community commercial. Examples of such uses would include warehousing, lumberyards, materials storage, wholesaling, and packing plant operations. These areas would be limited to only those uses which would operate without emissions of smoke, fumes, dust, odors, noise, vibrations or water pollution.

Industrial Park This category provides for uses such as corporation offices, research and development firms, and specialized manufacturing plants which would operate without obnoxious emissions. All industrial park areas should have landscaped grounds and visually attractive facilities which would contribute to the rustic identity of the community.

Extractive Industrial This category provides for areas used for the extraction of natural resources such as sand and gravel. These areas are to be visually screened for safety and aesthetic purposes. It is intended that these areas will be rehabilitated in order to provide land for a use consistent with community goals.

AGRICULTURE

Light Agriculture Areas particularly suited for agricultural crop production such as orchards, nurseries, groves, truck and seed crops would be predominate land uses. Land within these areas would be encouraged to remain in larger parcels in order to stabilize the effect of property taxation. Residential development would be discouraged other than for farm owners, operators, and farm employees. Horse ranches would also be suitable in those areas where they would be compatible with their immediate surroundings. A minimum parcel size of 8 acres would best implement this agricultural land use and would also qualify the area for inclusion in an agricultural preserve to minimize future property taxation. Such a minimum parcel size would most equitably allow for both large ranches and smaller ranchettes but would not allow residential subdivision development.

Heavy Agriculture Areas particularly suited for agricultural operations such as dairies, horse ranches, poultry operations and small animal farms. The growing of agricultural crops of all kinds would be suitable in these areas where favorable soil conditions exist. Generally, the most suitable locations for such operations tend to be isolated from residential areas on relatively flat land with adequate access to major roadways. A minimum parcel size of 8 acres would best implement this agricultural land use and would also qualify the area for inclusion in an agricultural preserve to minimize future property taxation.

CONSERVATION - RECREATION

Multiple Use

Areas where much of the land is comprised of severe geographical limitations such as steep slopes generally in excess of 30% gradient and areas of extreme rock outcropping. These areas of irregular topography both limit development and add a form of natural amenity to the existing character and identity of the community. These areas would be particularly suited for isolated homesites surrounded with the openness of the natural terrain. These homesites and their access should be developed so as to blend into the natural landscape. Soil in this category is generally not as suitable as other areas for agricultural crops, although limited crop production may be possible in some areas. Most heavy agricultural uses would be limited due to the area's steep slopes; however, activities such as grazing and horse ranches would also be included. These areas may also be particularly suited for those rural recreational activities not normally provided by public agencies. Examples of such activities might include: nature resort areas, leisure resorts, recreational areas, summer-winter resorts, wildlife areas, nature reserves, golf courses or riding clubs. Other uses as envisioned in the future will also be allowable as the demand for leisure time activities and space away from the urbanized areas increase. The recommended minimum parcel size for this category is 4 acres; however, it is recognized that smaller individual homesites would be allowed on flat accessible pockets of land (i.e., a minimum parcel size of 2-1/2 acres on slopes less than 30%, depending on individual septic tank and leach line requirements).

Rugged Terrain Areas where much of the land would be encouraged to remain predominately undeveloped due to severe geographical limitations such as extremely steep slopes generally in excess of 50% gradient, extreme rock outcropping, and extremely high soil erosion characteristics. This category would allow the irregular terrain to retain its natural state by use of open space easements to minimize property taxation upon the option of the owner. Soil in this category is generally not as suitable as other areas for agricultural crops, although limited crop production may be possible in some areas. Most heavy agricultural uses would be limited due to the area's steep slopes; however, activities such as grazing and horse ranches would be included. Within these overall areas, individual homesites would be allowed on flat accessible pockets of land when such a site and access to it could blend into the natural landscape. The recommended minimum parcel size for this category is 10 acres; however, it is recognized that smaller individual parcels of 2-1/2 acres would be allowed on slopes less than 30%, depending on individual septic tank and leach line requirements.

Open Space Areas such as natural drainage ways, flood hazard areas, extremely steep slopes, stands of natural tree growth, and other areas that should be left open as a greenbelt system to be used as parks, trails, scenic areas, or golf courses. The preservation of creek beds, wooded areas, and similar natural amenities in such an open space system will help to retain the rural atmosphere of Lakeside. Other areas to be included in this greenbelt system are off-street walking and riding paths as well as portions of road system rights-of-way for beside-street hiking, and equestrian trails.

PUBLIC FACILITIES Sites presently in public or semi-public ownership:

SA
School Administration

E
Elementary School

INT
Intermediate School

H
High School

S
Substation (Electric)

TO
Telephone Office

P
Park

L
Library

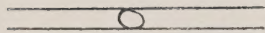
F
Fire Station

CRS
County Road Station

CCC
County Civic Center

PO
Post Office

Circulation



Freeway



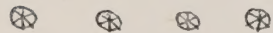
Prime Arterial



Major Road



Collector Road



Bicycle Path



Bridle Trails

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